



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: **PJ-1**

August 1, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. 5460; C.P. 77032
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE
DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

Award and authorize the Director of Public Works to execute a construction contract in the form previously approved by County Counsel to Morrissey Construction Company, Inc., for the Kenneth Hahn State Recreation Area Soccer Fields Project, in the amount of \$1,871,510 funded by the Regional Park and Open Space District and net County cost, and establish the effective contract date following receipt of approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On May 21, 2002, your Board adopted the plans and specifications for the project at an estimated construction cost between \$1,607,000 and \$1,946,000, not including six additive alternates. The estimated construction cost of the six additive alternates was between \$391,820 and \$538,750. As specified in the bid documents, the apparent low bid was determined based on the total lump sum bid amount, including the base bid and all six additive alternates.

Bids were received on June 18, 2002, and the apparent lowest responsible bidder was Morrissey Construction Company, Inc., with a base bid of \$1,709,000 and a bid of \$560,570 for the six additive alternates.

After reviewing the bids and the available funding for construction, three additive alternates were selected by Parks and Recreation in consultation with the Chief Administrative Office. Therefore, we are recommending your Board award a construction contract to Morrissey Construction in the amount of \$1,871,510 which includes the base project scope of work and three additive alternates.

The project will include constructing two soccer fields (one junior field and one adult field), a 1,545-square-foot field office building with public restrooms and storage space, a 46-space parking lot, and landscaping and irrigation improvements. Parks and Recreation will employ at-risk youth to perform a portion of the landscaping work. In addition, the project will include the following three additive alternates:

- Access path and lighting from existing parking lot to soccer fields
- Ten exercise stations around the existing ball fields
- Increase the total number of trees, shrubs, and irrigation in the base bid by 100 percent

Implementation of Strategic Plan Goals

These actions meet the County's Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being by investing in public infrastructure and providing new recreational facilities to enhance service to the public and their quality of life.

FISCAL IMPACT/FINANCING

The recommended construction contract with Morrissey Construction is for \$1,871,510, including \$1,709,000 for the base bid and \$162,510 for the three additive alternates. In addition, \$187,151 (ten percent of the contract amount) is allocated for change orders in the construction budget. Due to the previous use of the site for oil exploration, \$82,416 has been allocated to account for any unforeseen site conditions.

The total project cost, including plans and specifications, plan check, construction, at-risk youth employment, equipment, consultant services, miscellaneous expenditures, and County

services, is currently estimated at \$3,575,000, which is consistent with the amount previously authorized by your Board on May 21, 2002. The Project Schedule and Budget Summary are included in Enclosure A.

The project is being funded by the Safe Neighborhood Parks Proposition of 1996 (\$2,175,000) under Section (3), Subsection (b), Paragraph (2), and Second District Extraordinary Maintenance funds (\$1,400,000) allocated in Fiscal Year 1999-2000.

Sufficient appropriation is available in the Fiscal Year 2002-2003 Capital Projects budget (C.P. 77032) to fund this project.

Operating Budget Impact

In October 2000, your Board approved various improvement projects at the Kenneth Hahn State Recreation Area. At the completion of these projects, Parks and Recreation estimates a combined one time start-up cost of approximately \$132,100 for storage equipment, soccer goals, public address systems, three maintenance vehicles, and miscellaneous office equipment. An additional \$335,633 in collective annual operating requirements for grounds maintenance workers, light tractor operator, irrigation and lawn sprinkler fitter, two-program staff, and various utilities were also anticipated. The annual operating funds requested for each project are as follows:

<u>Project</u>	<u>Requested Funding</u>	
	<u>One Time</u>	<u>On Going</u>
1. Lake and Irrigation	\$ 0	\$ 87,086
2. Stocker/Fairfax	\$ 0	\$ 29,041
3. La Cienega/Stocker	\$ 0	\$ 46,105
4. Soccer Field	\$ 22,100	\$ 104,959
5. Cumulative Impact	<u>\$ 110,000</u>	<u>\$ 68,444</u>
Total Request (Estimate)	\$ 132,100	\$ 335,633

Parks and Recreation revised the estimates and worked with the CAO to identify available funding. Following completion of the various improvement projects, including the soccer field project in November 2003, Parks and Recreation anticipates it will incur a total one time

start-up cost of \$64,100 for equipment, furnishings, and supplies, and \$231,315 in annual operational costs for staff, utilities, and supplies. The costs associated with each project are as follows:

<u>Project</u>	<u>Recommended</u>	
	<u>One Time</u>	<u>On Going</u>
1. Lake and Irrigation	\$ 0	\$ 81,992
2. Stocker/Fairfax	\$ 0	\$ 26,203
3. La Cienega/Stocker	\$ 0	\$ 41,763
4. Soccer Field	\$ 14,000	\$ 76,000
5. Cumulative Impact (2001-02)	<u>\$ 50,000</u>	<u>\$ 5,350</u>
Total	\$ 64,100	\$ 231,315

Parks and Recreations Fiscal Year 2002-2003 Adopted Budget includes sufficient funding for these costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Morrissey Construction is willing to consider Greater Avenues for Independence Program participants for future employment.

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Morrissey Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program).

ENVIRONMENTAL DOCUMENTATION

On May 21, 2002, your Board certified the final Focused Environmental Impact Report and adopted the Mitigation Monitoring Plan for the Kenneth Hahn State Recreation Area Soccer Fields Project.

CONTRACTING PROCESS

On May 21, 2002, your Board adopted the plans and specifications for the project and authorized advertising for construction bids. On June 18, 2002, three bids were received. Morrissey Construction, with a total bid, including all six additive alternates, of \$2,269,570, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Office of Small Business website (Enclosure C).

Morrissey Construction's current fee schedule, Community Business Enterprise participation data, and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Construction is scheduled to begin in September 2002. The park, including the adjacent ball fields, will remain open during construction. However, access to the ball fields' parking lot will be limited. In addition, the construction documents require the contractor to comply with the provisions of the final FEIR and Mitigation Monitoring and Reporting Program, which were established to minimize the construction impacts.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects), Parks and Recreation, and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

TIM GALLAGHER
Director of Parks and Recreation

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Enc. 2

cc: County Counsel
Department of Public Social Services (GAIN Program)

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ENCLOSURE A

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. 5460; C.P. 77032**

I. PROJECT SCHEDULE

Project Activity	Schedule Completion Date	Revised Completion Date	Actual Completion Date
Construction Documents	03/14/02		03/14/02
Jurisdictional Approvals	04/25/02		04/25/02
Construction Award	08/13/02		
Construction Start	09/04/02		
Substantial Completion	09/02/03		
Plant/Turf Establishment and Maintenance	12/01/03		
Final Acceptance	12/31/03		

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of this Action	Current Project Budget
Plans and Specifications	\$ 296,367	\$ 0	\$ 296,367
Construction Administration	92,000	0	92,000
Total Plans and Specifications	\$ 388,367	\$ 0	\$ 388,367
Plan Check, Permits, and Annexation	\$ 41,008	\$ 0	\$ 41,008
Construction	\$ 1,946,434	\$ (74,924)	\$ 1,871,510
Change Order Contingency	194,643	(7,492)	187,151
Equipment/Utility Connection Fees	6,000	0	6,000
At-Risk Youth Employment*	54,749	0	54,749
Total Construction	\$ 2,201,826	\$ (82,416)	\$ 2,119,410
Other Consultant Services	\$ 312,037	\$ 0	\$ 312,037
Miscellaneous Expenditures	\$ 10,500	\$ 0	\$ 10,500
Unforeseen Site Conditions	\$ 0	\$ 82,416	\$ 82,416
County Services	\$ 621,262	\$ 0	\$ 621,262
TOTAL	\$ 3,575,000	\$ 0	\$ 3,575,000

* Includes youth labor, supervision, and materials.

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ENCLOSURE B

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT
AWARD CONSTRUCTION CONTRACT
BID SUMMARY
SPECS. 5460; C.P. 77032**

The project consists of improvements to the landscaping and irrigation, constructing two soccer fields (one junior field and one adult field), a 1,545-square-foot field office building with public restrooms and storage space, and a 46-space parking lot. Parks and Recreation will employ at-risk youth to perform a portion of the landscaping work. In addition, the project includes the following three additive alternates:

- Access path and lighting from existing parking lot to soccer fields
- Ten exercise stations around the existing ball fields
- Increase the total number of trees, shrubs, and irrigation in the base bid by 100 percent

Bid Opening Date:

June 18, 2002

Bid Summary:

<u>Bidder</u>	Total Lump Sum Bid (<u>Base bid plus</u> <u>six additive alternates</u>)	<u>Base Bid</u>
1. Morrissey Construction Company, Inc.	\$2,269,570	\$1,709,000
2. Terra Cal Construction, Inc.	\$2,441,600	\$1,999,800
3. EMAE International, Inc.	\$2,625,000	\$2,350,000

Financial Information:

Public Works' fair construction cost estimate for the base bid was between \$1,607,000 and \$1,946,000.

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ENCLOSURE C

**KENNETH HAHN STATE RECREATION AREA SOCCER FIELDS PROJECT
AWARD CONSTRUCTION CONTRACT
BID SOLICITATION
SPECS. 5460; C.P. 77032**